

ALILA VILLAS KOH RUSSEY . CAMBODIA



As a villa owner at Alila Villas Koh Russey, you will enjoy exceptional levels of service, innovative luxury, privacy and personalised hospitality, in the comfort of your beautiful tropical home on this unique private island.



WELCOME TO **KOH RUSSEY**

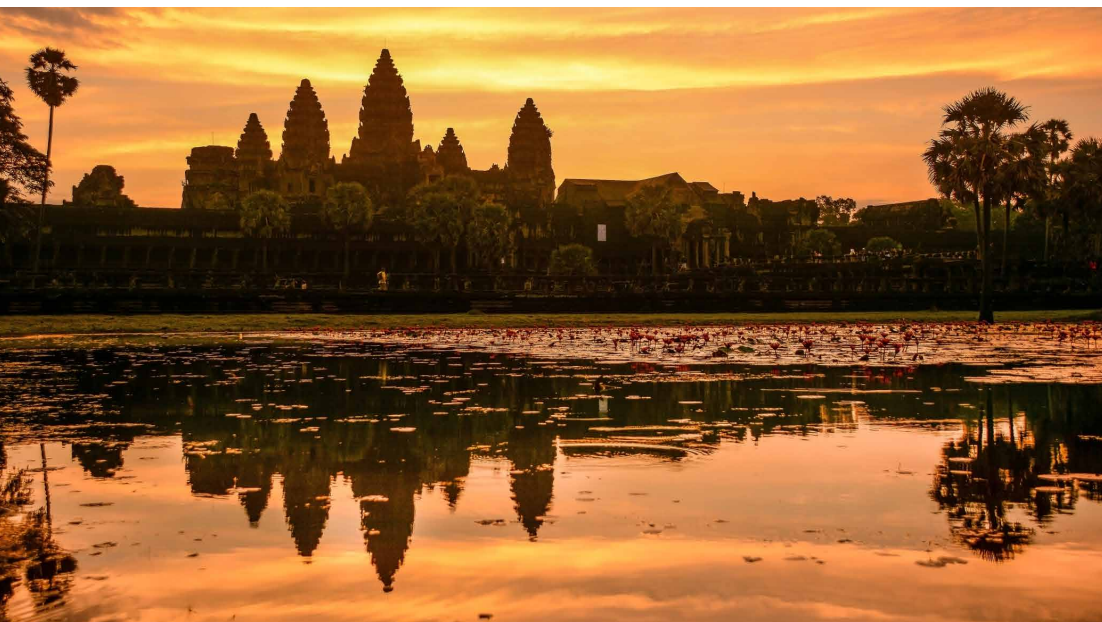
Located on an unspoilt tropical island conveniently located just off the Cambodian Riviera, the thoughtfully designed luxury hotel and surrounding private villas occupy a prized and low density site spanning 25 hectares, each surrounded by natural lush foliage and providing magnificent views over the turquoise bay.

Alila sets the standard for creating stunning retreats that combine unique guest experiences with eco-friendly buildings and operations. The company is globally renowned and respected as an innovative brand that commits to delivering sustainable operating standards and high levels of comfort and convenience for our residents and guests.

Here at Koh Russey we continue to raise the bar to achieve new levels. Villa owners will find a haven in which to relax with friends and family, in a secure yet easily accessible and spectacular environment, with the added benefit of excellent potential for rental income and capital growth.



Harmony, crafted luxury, refined lifestyle.



DESTINATION: **CAMBODIA**

The Kingdom of Cambodia in the Indochinese peninsula borders Thailand, Laos and Vietnam with the Gulf of Thailand to the southwest. While the southern and northern regions are mountainous, the terrain consists mainly of low plains, with two notable features: the Mekong River, that runs the length of the country, and the vast Tonlé Sap lake in the centre.

Ranked top of Lonely Planet's Ultimate Travel List, Cambodia boasts an abundance of flora and fauna with almost 1,000 mammal, reptile and bird species and 1,300 freshwater and marine fish species. Similar to most of Southeast Asia, the tropical climate is warm all year round (averaging around 28°C) with soothing breezes infused with the fragrance of the Rumduol flower.

Over several centuries, external and colonial influences have shaped the unique, welcoming and inherently spiritual culture that we see here today.

International airports are at Phnom Penh, Siem Reap-Angkor (near the famed ruins of Angkor Wat) and Sihanoukville, where direct flights from Bangkok are also being introduced in 2016.

With GDP predicted to reach 7.5% in 2016, the booming economy is fuelled by tourism, which has been rising at an astonishing 18%+ p.a. for the past decade as increasing numbers of global travellers are enticed by the country's abundant attractions.

As a result of this prosperity, real estate markets are enjoying double-digit annual increases, notably in and around the major cities.



"Cambodia has the appeal, natural hospitality and unspoiled islands to offer a fresh and more eco-conscious approach to resorts."

David Simister, Chairman, CBRE Thailand and Cambodia

KOH RUSSEY: **BEAUTY, PRIVACY, ACCESSIBILITY**

The Coast of Cambodia is renowned as one of the most beautiful in the world. With pristine bays and dramatic headlands, the region is destined to become 'the heart and lifestyle soul' of the flourishing Cambodian Riviera.

The magical island of Koh Russey (Bamboo Island) in the Koh Rong archipelago is just 25 minutes by private car and speedboat from Sihanoukville Airport. Described as "a jewel by the sea", its dramatic headland is covered in lush, tropical forest with white powder sand beaches bordering its stunning coastline.

With more than 3 million visitors to Angkor Wat annually, Koh Russey is perfectly positioned to benefit from Siem Reap's rapidly growing demand for luxury tourism.

Koh Russey is the first coastal resort in Cambodia to be managed by an iconic, multi award-winning brand: Alila Hotels & Resorts.



Sihanoukville airport is connected via daily flights to Angkor temples (Siem Reap airport) and regular flights to Phnom Penh. Charter Flights from Singapore, Korea and China are also operated. Regular flights from Bangkok are announced.



Beach, pool and restaurant area at sunset

ALILA VILLAS KOH RUSSEY: **AT ONE WITH NATURE**

The luxury hotel and villas occupy a prized, exclusive location of 25 hectares nestled between the island's western point and a beautiful two-kilometre beach.

Magnificent views, direct beach access and total privacy for residents are guaranteed.

With a low building density of only 15%, there is an abundance of natural and landscaped green spaces, which underlines the ecological credentials of the resort.

Designed by the Singaporean architect Chioh-Hui Goh of the celebrated firm Studiototo, the contemporary architecture is infused with Khmer ambiance and charm. All buildings are constructed to Earthcheck certification standards, the world's premier sustainability benchmark for the travel and tourism industry.

The resort will also feature a nursery, which aims to protect more than 20 species of trees indigenous to the island.

In addition there is a 200 metre exclusion zone around the resort to preserve the marine environment.

ALILA VILLAS KOH RUSSEY: LUXURY CRAFTED VILLAS

With generous indoor and outdoor living areas intelligently designed to deliver comfort to your family and guests, these unique residences embody the height of luxury.

Considerable attention has been given to the location and siting of each villa. In particular, residents will enjoy the best vistas and ultimate privacy.

Sleek modern architecture, high specification interior design and well-planned landscaping offer residents supreme levels of contemporary living, privacy and comfort. Each unit is designed to optimise the wonderful environment and magnificent views.

Providing bright and spacious accommodation, our one, two and four bedroom villas offer a unique choice of design, infused with Khmer culture.

Each villa has a private swimming pool and garden and is carefully designed to sit on private plots ranging from 450 sq.m. up to 3,500 sq.m. All villas are sold furnished.



Two bedroom villa: Living area



4-bedroom villa living area at sunset

ALILA VILLAS KOH RUSSEY: **VILLA OWNERSHIP**

Owners may place their villas into the Alila Villas Koh Russey hotel inventory, professionally managed by Alila, so that they are able to maximise their rental income potential whilst enjoying personal use of their villa:

- Under our villa management programme, owners of one-bedroom villas will receive a guaranteed rental income of 6% for five years.
- For two-bedroom and four-bedroom villas, owners have the choice of keeping their homes fully private or opting in to the hotel's managed rental programme.

Two-and-four bedroom villa ownership provides the opportunity to personalise the interior of your home, allowing you to tailor design and furniture, to accommodate personal use and individual taste.



One bedroom villa: Living area

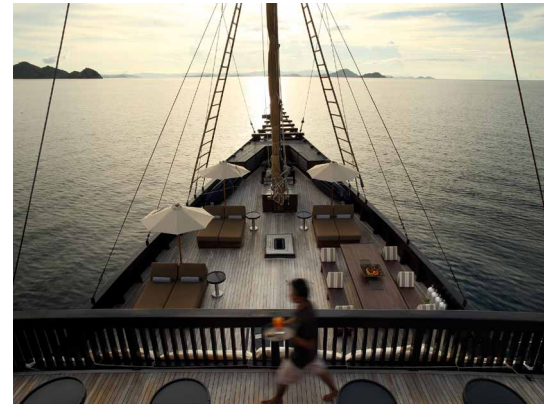
We strive to create unique hotels and guest experiences distinguished by their craftsmanship, expressed through high quality, exceptional design and attentiveness to even the smallest of details.

ALILA: THE BRAND

Brand Alila is renowned for its stylish, relaxing environments offering surprisingly different lifestyle concepts that are continuously redefined by the latest developments in design and living. Furthermore, in support of sustainable tourism Alila adopts EarthCheck standards, integrating the natural, physical and cultural elements of these wonderful environments.

Set in spectacular locations with environmentally conscious design and cutting-edge architecture, the hallmark of Alila (which means “surprise” in Sanskrit) is a combination of supreme luxury in exceptional settings that offer an unprecedented level of privacy, personalised hospitality and memorable experiences.

Consistently ranked among the world's top luxury travel brands and with dozens of prestigious awards and accolades (including Coolest Hotel Brand, International Traveller's 100 Best Hotels and Resorts in the World and Conde Nast Traveller's Best Hotels in the World), brand Alila under Commune Hotels & Resorts in Asia has taken the travel industry by storm with a rapidly expanding portfolio of 20 hotels across Indonesia, China, India, Indochina and Oman.



It is our unwavering attention to the smallest details that make the largest differences to your comfort, well-being and enjoyment when you stay at an Alila property.

EXCEPTIONAL HOSPITALITY: THE ALILA LIFESTYLE

Experience true Khmer hospitality in a luxury boutique environment through the many facilities on offer at the resort.

Take time to regain your inner Chi at Spa Alila and immerse yourself in a truly invigorating journey of holistic wellbeing.

Savour local and international delicacies at The Ridge Restaurant, kick back at the Beachside Grill for seafood and snacks or chill-out at The Lounge.

When the day is done, the spectacular views from the Sunset Bar will mesmerise you with unforgettable memories.

The resort's frequent complimentary activities will also add a surprise element to your experience.

The many services and amenities available to residents at the resort include:

- Beachfront swimming infinity pool
- 2 Restaurants with 5 star international & local cuisines
- Beachside grill
- Pool and Sunset bars
- Alila boutique
- Kids' club
- Beachfront spa
- Fitness centre
- Room service
- Chef and Butler service



As a villa owner, be sure to enjoy your exclusive Alila Discovery Black membership privileges, including 20% discounts at Spa Alila and dining outlets. You will also enjoy brand benefits at all Alila properties and privileged access to more than 350 member hotels and palaces worldwide.



CUISINE: **GASTRONOMY**

Dining is an essential ingredient in defining your experience at Alila Villas Koh Russey.

Our chefs prepare delicious, healthy and balanced dishes using only the freshest produce, all of which is either sourced from carefully selected local suppliers or grown in our own organic fruit and vegetable gardens.

Not only do we pride ourselves on the superb quality and variety of our cuisine, as well as the exceptional service provided by our staff, we also believe that the environment in which you are served is just as important.

So whether you require a dinner party with a personalised menu at one of our restaurants, an intimate moonlit dinner on a private beach, or a gourmet meal prepared for you in your villa, you can be sure that the cuisine will be as memorable as the setting.

Culinary experiences at Alila are a celebration of authentic local flavours and cooking traditions, presented with contemporary flair.

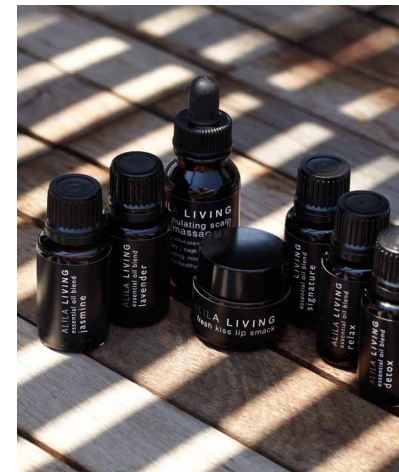
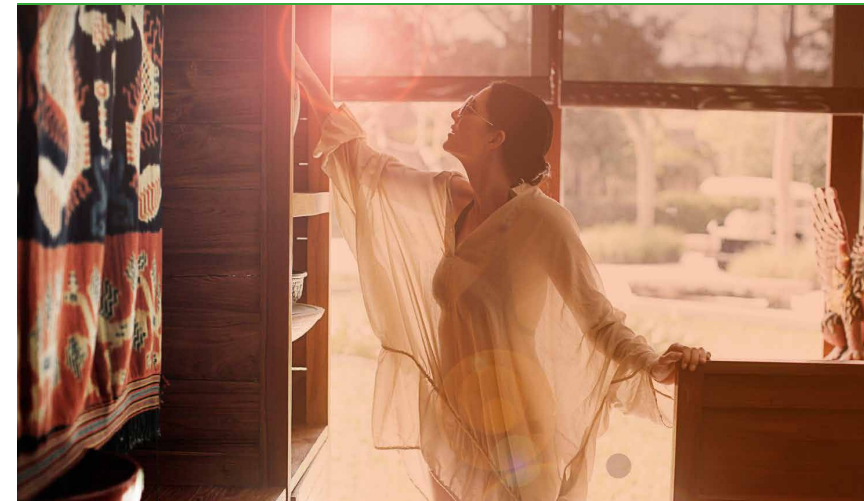
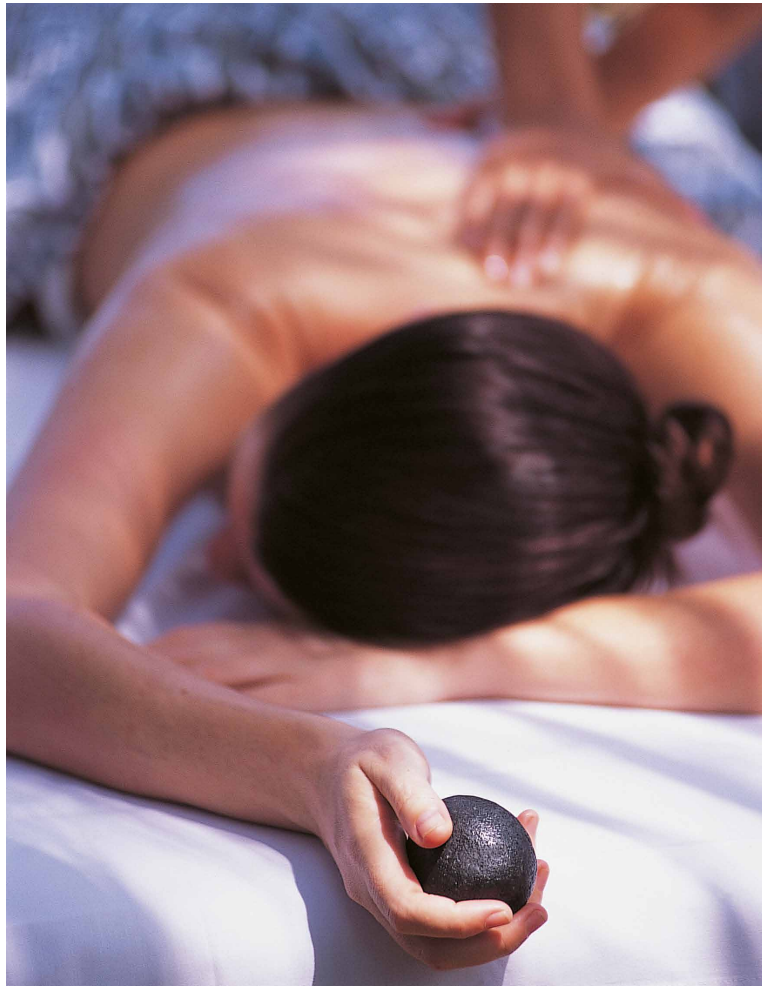
WELLBEING: SPA ALILA

At Spa Alila, we are committed to nurturing mind and body wellness. The route to health is both personal and holistic and we take pride in the customisation of wellness programs for each of our guests.

Indulge in head-to-toe pampering with our luxurious spa treatments, specially created to promote the cleansing and regeneration of your body, while inducing total mental and physical relaxation.

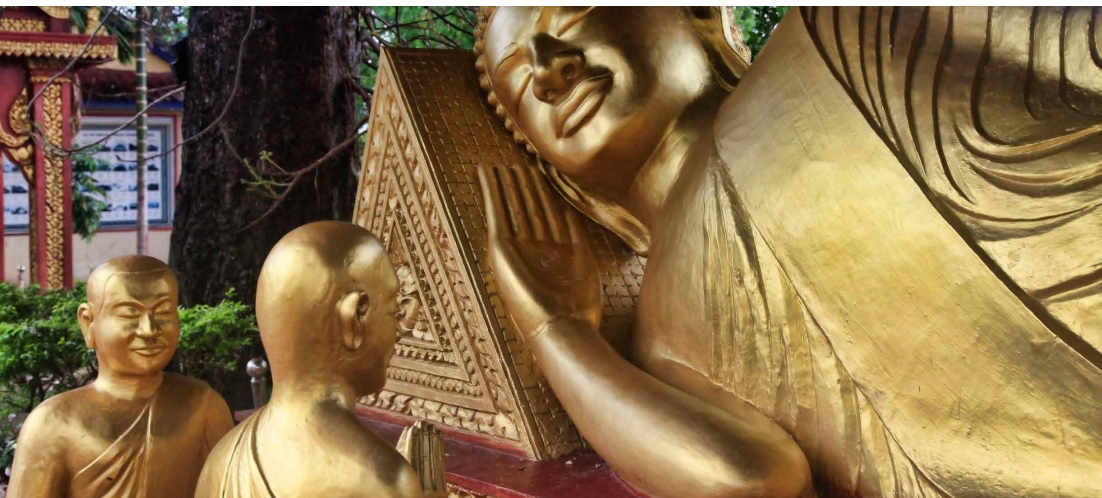
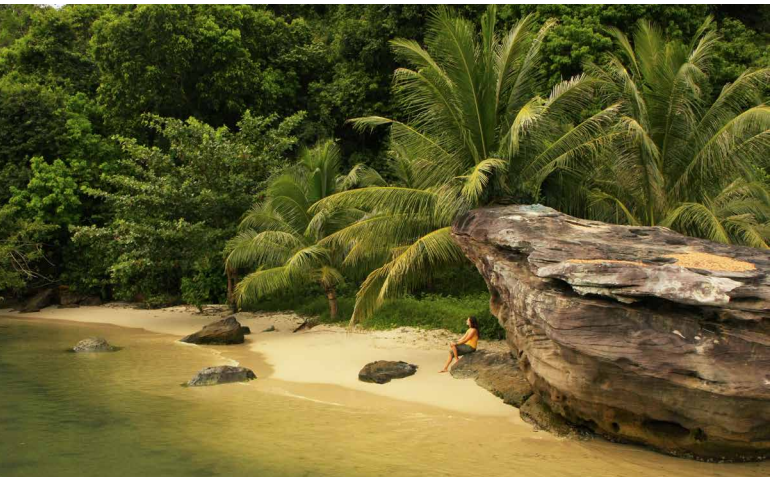
Trained in anatomical physiology, massage, meditation and service, our therapists combine the latest organic nutrition and health knowledge with the contemporary expression of centuries-old therapies to stimulate, rejuvenate, balance and relax your mind and body.

Immerse yourself in a truly invigorating journey of holistic wellbeing.





We add a contemporary touch to ancient Asian healing techniques and age-old beauty recipes that feature the curative benefits of fresh, natural, quality ingredients – the most essential of which is warm, genuine care that flows from the heart.



THE ALILA EXPERIENCE

The Alila Experience is centred on building unique emotional moments for the guests. Discover the destination through Alila Experiences ranging from Conscious Living, Couple Celebration, Culinary Journey, Cultural Learning to Active Adventure.

Allow our Leisure Concierge Team at Alila Villas Koh Russey to guide you on your discovery of the hidden treasures that abound within this fascinating destination. Our Leisure Concierges are local experts who know this region well and are passionate about sharing their knowledge with you.

Our selection, tailored to suit all ages and tastes, will include some of the following and much more:

- Scuba diving, wind surfing, sailing, deep sea fishing, kayaking and snorkelling.

- Trips to Buddhist temples, Bokor Mountain, the Snake House, Kbal Chhay waterfall, Ream National Park, High Point Rope Park and Buddy Land Water Park.

- Hidden trails for mountain biking, hiking and horse riding.

- Boat trips to local fishing villages; boat tours around the islands and to other beaches.

- Visit Sihanoukville with its many bars, restaurants, nightclubs and casinos.

Excursions can be arranged by our concierge, such as:

- Day trips to the Bokor Golf and Dara Sakor Golf.

- Excursions to Angkor Wat, Bangkok, Phnom Penh.



Being innovative is about being knowledgeable and applying that knowledge in fresh ways, looking beyond the predictable solutions to create new and surprisingly different experiences.



THE HOTEL OPERATOR

ALILA : A COMMUNE HOTELS AND RESORTS BRAND

Commune Hotels & Resorts is an international, multi-brand lifestyle hotel management company, which manages and operates:

- Alila Hotels and Resorts, an exclusive luxury brand
- Thompson Hotels, a sophisticated lifestyle brand
- Joie de Vivre Hotels, a collection of independently branded boutique hotels
- Tommie, a new micro-lifestyle hotel brand.

The Commune office in Singapore oversees the Asia Pacific development and hotel management for all four brands, with upcoming developments in Indonesia, Cambodia, China, Sri Lanka, India, Malaysia and the Philippines.



THE DEVELOPER

CITYSTAR

CityStar was founded in 2003 by Jean-Louis Charon, former Managing Director of Nexity, the #1 real estate development company in France.

CityStar started its Cambodian operations in 2006, following the launch of the construction of Sihanoukville International Airport that was inviting reputable international hotel brands and property operators to develop quality projects on the Cambodian Coast.

The company now has over 9 years of operational experience in Cambodia where it manages and develops its real estate investments, representing in total around US\$ 100 million of shareholders' equity, which include 500 hectares on the Cambodian Coast and a leading boutique hotel in Phnom Penh.

Koh Russey is the ideal destination for travellers seeking a relaxing sojourn in a spectacular 5* beach environment, as well as for people living in cities around Asia who desire an accessible, beautiful and quiet place to enjoy visits in the comfort and security of their own homes.

An investment at Alila Villas Koh Russey offers villa owners the opportunity to earn attractive rental income returns together with capital appreciation on your property, while enjoying a premium resort lifestyle, with exceptional privileges including discounts at our dining outlets and at Spa Alila, as well as on hotel accommodation in numerous 5-star resorts around the world.

www.kohrussey.com

Citystar

Citystar Head Office, 11 rue des Pyramides, 75001 Paris, France
Phone (+33) | 53 64 22 00 | contact@citystar.fr

House 20 Street 222, Phnom Penh, Kingdom of Cambodia
Phone +855 23 22 36 95 | Fax +855 23 22 36 90
sales@citystar-cambodia.com



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*“Our goal is to send our guests home with spiritual
and emotional memories, not just souvenirs.”*

Mark Edleson, President, Alila Hotels & Resorts